

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:

Agenda Date: 1-16-15

Tentative No.: T- 23581-1-NEW

Received Date: 1-5-15

FEES:

D.R.E.R.-----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$0.00
D.R.E.R. enviromental-----	\$210.00
PRINT	\$2,082.00

Number of Sites : (1)

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 37 Twp.: 53 S. Rge.: 41 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: Miami WorldCenter Plat 2

2. Owner's Name: Miami First, LLC; Miami Third LLC; Miami Fourth, LLC; Phone: 305-579-0508

Miami A/I, LLC;

Address: Greenberg Traurig 333 SE 2nd Ave 4400 City: Miami State: Florida Zip Code: 33131

Owner's Email Address: bailiner@gtlaw.com

3. Surveyor's Name: Jeff Hoddapp, Perimeter Surveying Phone: 561-241-9988

Address: 949A Clint Moore Road City: Boca Raton State: Florida Zip Code: 33487

Surveyor's Email Address: jhodapp@perimetersurveying.com

4. Folio No(s): 01-0105-080-1010 / See Additional Folios / Exhibit "B" attached /

5. Legal Description of Parent Tract: See Exhibit "A"

6. Street boundaries: NE 8th St. on the North, North Miami Ave on the West and NE 1st Ave on the East; the F.E.C. Railway Right of Way on the South

7. Present Zoning: SD 16.3 Miami WorldCenter Area Zoning Hearing No.: _____

8. Proposed use of Property: Mixed Use Development See Exhibit "C" attached for Development Program Information

Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Square .Ft.),

Business(____ Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ____), Other (____ Sq. Ft. & No. of Units ____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

Miami First, LLC, A Delaware limited liability company

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Nitin Motwani, authorized signatory

BEFORE ME, personally appeared Nitin Motwani this 22 day of December, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 22 day of December, 2014 A.D.



Alexa Hackmeier
COMMISSION # FF176769
EXPIRES: November 16, 2018
WWW.AARONNOTARY.COM
(NOTARY SEAL)

Signature of Notary Public: Alexa Hackmeier

(Print, Type name here: Alexa Hackmeier)

11/16/18
(Commission Expires)

FF176769
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

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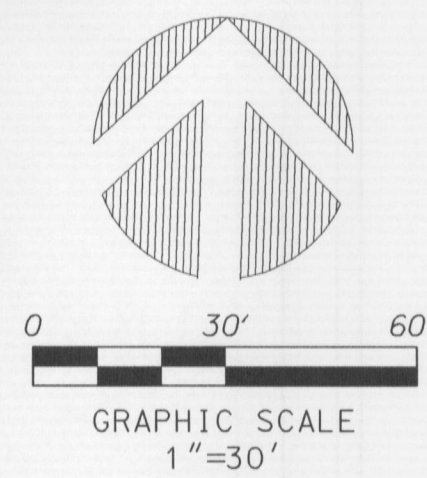
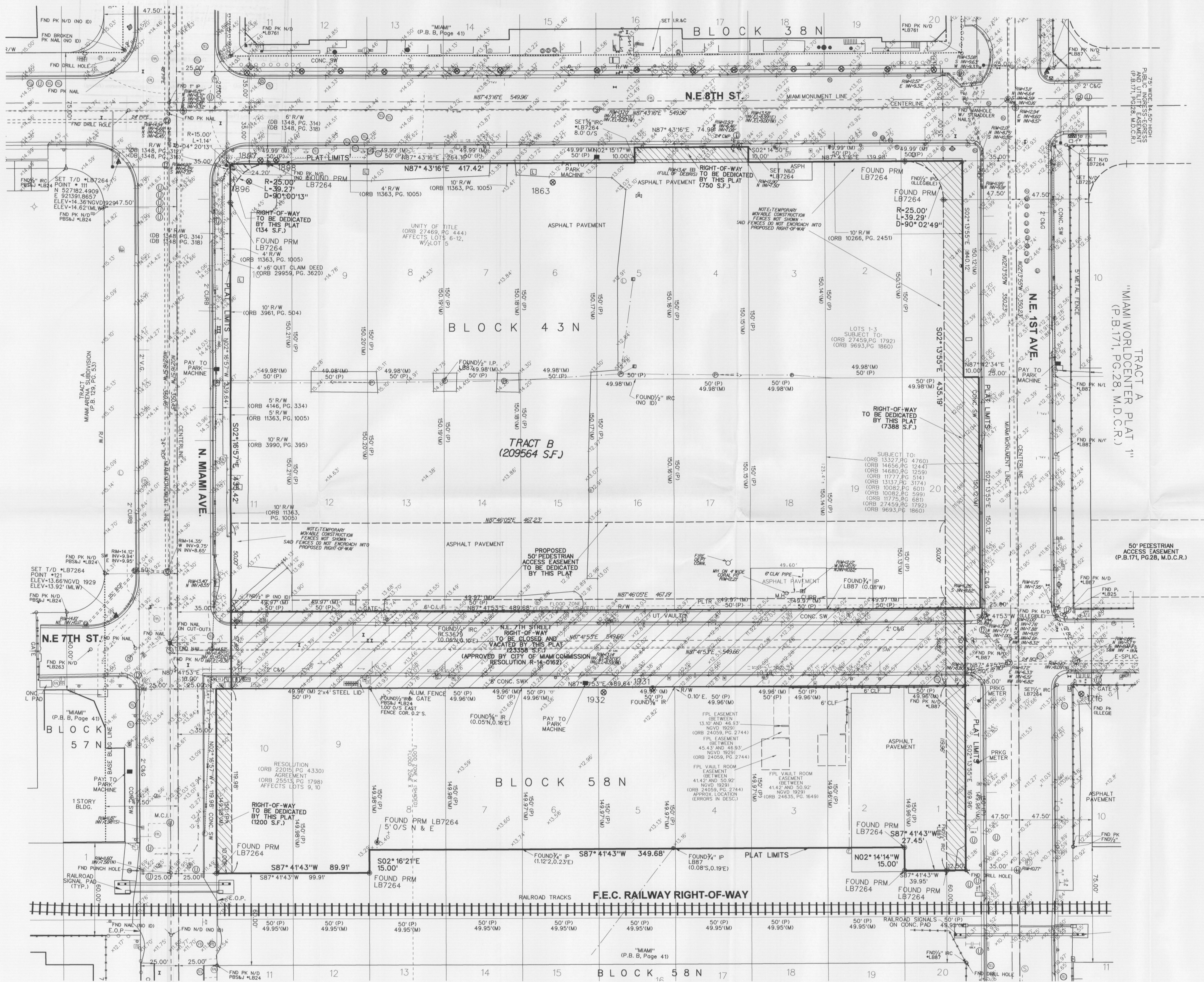
Signature of Notary Public: _____

(Print, Type name here: Alexa Hackmeier)

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MIAMI WORLD CENTER

PLAT 2
TENTATIVE PLAT

A REPLAT OF BLOCK 43N, NE 7TH STREET, IN SECTION 37, TOWNSHIP 23 SOUTH, RANGE 41 EAST, CITY OF MIAMI, DADE COUNTY, FLORIDA.

PERIMETER

SURVEYING & MAPPING
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

NO.	DATE	BY	CHK'D	REVISIONS	FB/PG
1					
2					
3					
4					
5					
6					

JOB NO. 071398

SCALE 1"=30'

FB/PG 1

DRAWN JSH

CHECKED JEK

SHEET 3 OF 3

MIAMI WORLDCENTER PLAT 2

TENTATIVE PLAT NO. **23581-3-REV.**

Sec. 37

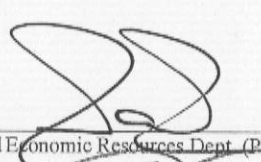
Twp. 53

Rge. 41

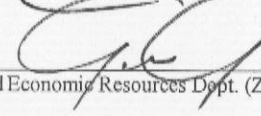
Municipality: MIAMI

Zoned: SD-16.3

RECOMMENDS
APPROVAL

4-15-16 
Date, Regulatory and Economic Resources Dept. (Plating)

RECOMMENDS
APPROVAL

4-15-16 
Date, Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the City of Miami requirements and the requirements checked below:
- ☒ Concurrence approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrence review to include all City, State and County roads.
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Tentative Plat valid until July 16, 2016
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 5.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ For the removal of any tree a permit is required.
- ☒ The City of Miami and the Miami Dade County Public Works and Waste Management Dept. Traffic Division must approve the Paving and Drainage plan.
- ☒ Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- ☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.

- ☒ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).
- ☒ A Traffic study report signed and sealed by a State of Florida Registered Professional Engineer is required prior to Paving and Drainage Plan approval.
- ☒ A Signal Warrant study report signed and sealed by a State of Florida Registered Professional Engineer is required prior to Paving and Drainage Plan approval.
- ☒ If the Signal Warrant study justifies the installation of traffic signal(s), the developer must pay the total cost of said traffic signal(s) prior to Final Plat approval.
- ☒ Letters from utility companies accepting vacation of existing easement(s) are required prior to final plat review.
- ☒ A Special Taxing District for street lights and/or a multipurpose for landscape maintenance is required. Special Taxing approval required prior to final plat review.
- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ School Board approval required prior to final plat review.
- ☒ MDWASD approval required prior to final plat review.
- ☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ On the Final Plat, make reference to Section 37 as per City of Miami Land Grant.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Water Control Division approval after final plat submittal. (DERM)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)